paddocks, pre-eminently combining the attractions most alluring to the lover of country life." Fourth, "*Autumnal retreat* * * * *hireable for a few weeks.*" Fifth, "Mansion and manor * * * with a *mahogany* staircase and *hall*." Sixth, "Part of a house at * * * a happy town embosomed in the antiquated domain of * * * the great seat of the noble house of * * * The advertiser seeks for an agreeable occupant * * * to enjoy the common delights of the favoured colony." Seventh, "Legislator's metropolitan seat. The district of * * * has long ago won the prize of all the *segments* of London in pre-eminence of situation for families of fashion, but especially for hereditary and representative rulers of the land, whose places of assembly are *proximation* * * * is distinguished by an exterior and portico of more than mediocrity, while capaciousness conjoined with refined taste characterises the interior, which numbers duplicate *recherché* * * * besides a four-bedded attic, all procurable at a low rent." H. WEBSTER.

HOURS OF BUSINESS IN BUILDERS' OFFICES.

YOUR strenuous advocacy of the cause of labour induces me to address you upon a subject of much importance—the hours of business in builders' offices. There is, perhaps, no class of clerks of whom so much is expected as those connected with building, and who are so indifferently remunerated.

We are expected to be fully competent to fulfil the several duties of architect, builder, and artizan, to be thorough draughtsmen and accountants, and yet be practically acquainted with work. We are to be thus qualified and fully up to the latest improvements in the science and art of building, and yet to be worked early and late. We are not allowed sufficient time after business to attend the learned societies or unite for self-cultivation. My present object is to call attention generally to the subject, with the ultimate aim of reducing the hours of business to the uniform standard of from nine to six, believing that between these hours a man may do a fair day's work for a fair day's pay (when he can get it). A BUILDER'S CLERK.

Notices of Books.

A Treatise on Investments; being a popular Exposition of the Advantages and Disadvantages of each Kind of Investment, and of its Liability to Depreciation and Loss. By ROBERT ARTHUR WARD, Solicitor, Maidenhead, Berkshire. Second Edition, greatly enlarged. London: Effingham Wilson, 11, Royal Exchange.

THE first edition of this useful book, it appears, has been rapidly exhausted,—a clear confirmation of the correctness of our estimation of its merits in bringing it under the notice of our business and our moneyed readers. Much additional matter has been inserted in this edition of the work. New chapters have been added, on the consequences of the gold discoveries on the value of property, on joint-stock undertakings, building societies, turnpike bonds, mining speculations, and railway shares. A suggestion is thrown out in the chapter on partnerships for carrying out schemes of *quasi* partnerships with limited liability under the present state of the law. A quotation of the whole of the latter portion of this chapter may be useful.

"The liability of a retiring partner ceases on his dissolving the partnership, removing his name from the firm, and giving proper notice of the dissolution. If the retiring partner do not remove his name from the firm, he gives strangers cause to disbelieve his notice of dissolution, and he will, therefore, notwithstanding it, continue liable; although, if the non-removal of his name be not the result of his own negligence, but the consequence of a wrongful perseverance by his late partner in not using it, he will not be prejudiced.

Until the world is made acquainted with the dissolution of a partnership, the retiring partner will remain responsible for the engagements of the firm. Notice of dissolution, published in the *London Gazette*, is sufficient for those persons *who have not been in the habit of dealing with the firm*, because, as they are not *ascertained* individuals, it is impossible to give a particular notice to each; but to those who have transacted business with the firm, *express* notice ought to be given, because they are *known* persons; and the dissolution being for the benefit and accommodation of the retiring partner, he, and not his customers, must have the trouble and expense of making his retirement known.

There is no doubt about the correctness of the rule of law, laid down in the first part of this chapter, that a participation in the profits of an undertaking, as a principal, renders all the participators partners: but such a consequence would not ensue, if a person lent another, say 1,000*l.* at 10*l.* per cent. per annum interest, such interest being liable to be reduced, if the profits of the borrower's business did not amount to a certain annual sum: the rate of interest, which is reserved, or the way in which it is made to depend on the profits of the business is of no importance to the question of partnership: such an arrangement as this *would, in fact, be a partnership with a limited liability*: the lender could not possibly lose more than the sum advanced by him: the amount received by him and paid by the borrower would be regulated by the profit of the concern, in which the capital is embarked.

It strikes me that a joint stock society might perhaps be formed to carry out such a scheme of investment, if the directors were good men of business, their solicitor a good lawyer, and great care was taken in making inquiry into the character of the persons seeking loans and the businesses in which they propose to embark it: losses would sometimes doubtless occur; and for this reason this species of investment could be better carried out by a number of persons than by a single individual, to whom one loss might be a serious matter.

At a time like the present, money might, I think, be advanced in this way with advantage to all parties: the subject is, at all events, one that deserves consideration."

Miscellanea.

ARCHITECTURAL RECORDS.—Our present race of architects are not at all anxious to preserve for posterity authentic records of the buildings which they have executed. The practice—and we will call it the good old practice—of publishing drawings of their own works has been discontinued by the profession, notwithstanding that their productions are particularly subject to all the untoward circumstances of the chapter of accidents—to casual destruction by fire, intentional demolition, and what is something hardly less to be deprecated, alteration. Where is James Wyatt's Pantheon now?—where the Regent-street colonnade?—where Wanstead, or Worksop, or Carlton House? Soane's Scala Regia and Royal Gallery are already expunged—as is also his Board of Trade. Already have shopkeepers ruined the exterior of the Royal Exchange. Already has disappeared a very scenic room, erected not very many years ago by Mr. Cockerell, in the Bank of England, next to the Garden-court; and now, not at all to our satisfaction, we learn that the principal room or office of the London and Westminster Bank, in Lothbury, is undergoing alterations which, however they may increase its material commodiousness, will quite destroy its originally piquant architectural character, by doing away with its *cella*r dome. Imperious necessity, or expediency, may perhaps justify similar demolitions, but surely in all such cases a faithful record of the original work might be preserved. —*Athenæum.*

THE NEW PARK AT KENNINGTON COMMON.—The Commissioners of Woods, Works, and Public Buildings have taken formal possession of Kennington Common, and entered into contracts for carrying out the design converting it into a place of recreation. The intended pleasure-grounds comprise an area of 12 acres, and will be laid out in a series of miniature grass-plots, circular walks, and shaded pathways, ornamented here and there with clusters of shrubs and evergreens, and enclosed with an iron palisading 6 feet high.

DRAINAGE, &c. OF TOTTENHAM.—We have been asked to mention, and do so very readily, that the whole of the works here by the Local Board of Health, referred to in a recent number of our journal, were all carried out by Mr. James Pilbrow, their engineer. Lord Shaftesbury complimented him on the way in which they were executed.

PUBLIC BATHS AND WASHHOUSES.—The following is a return for the quarter ending Michaelmas, 1852:—

NAME AND TITLE OF THE ESTABLISHMENT.	BATHS. Number of Bathers.	WASH-HOUSES. Number of Washers.	WASH-HOUSES. Number of Hours Washing, &c.	TOTAL RECEIPTS. £ s. d.
METROPOLIS.				
The Model, White chapel	64,724	7,806	16,806	1,010 17 8
St. Martin-in-the-fields	66,116	12,534	25,012½	1,198 18 2
St. Marylebone	77,706	6,344	17,823	1,040 2 11
St. Margaret and St. John, Westminster	56,438	11,421	22,521	803 3 8
Greenwich	38,695	912	2,250½	508 9 9
St. James, Westminster	50,168	2,571	6,365½	430 15 8
Poplar (opened July 19	22,031	148	667½	260 6 0
Totals	375,167	41,535	103,396	5,250 14 10
COUNTRY.				
Liverpool—				
Cornwallis-street	46,807	...	...	643 18 3
Paul-street	21,917	3,117	26,045	296 15 11
Hull	20,214	1,002	3,310	256 6 7
Bristol	16,807	1,965	3,196	210 19 2
Preston	18,119	992	2,651½	174 17 6
Birmingham	30,945	640	4,336	454 19 11
Maidstone	17,061	270	912½	151 5 2

DEFECTIVE VENTILATION OF STAIRCASES.—The prevalent practice of constructing staircases defective in ventilation on such houses in Glasgow as are arranged in flats has excited some attention. The staircase (known by the name of the Edinburgh staircase) is generally constructed in the centre of the building: it is aired from the passage leading to the street, and there is a small ventilating-pipe placed in the centre of the skylight. The water-closet windows look into the staircase, and from the contracted nature of the whole, it is impossible that free and pure ventilation can take place. Any gases which may escape from the water-closets find their way into the 'houses' above, and where the water-closets are not ventilated from the roof, there is a constant quantity of poisonous gas floating near the roof, or it is taken up by the water in the cistern; and it is well known that in very many houses this water is used for household purposes. The Secretary of the Board of Health in London, in a communication to a gentleman in Glasgow, says:—"The Board entirely concur with you in condemning the mode of construction described by you, as highly injurious to the health. The subject has, on previous occasions, been under the consideration of the Board, and especially during the last visitation of the country by cholera. It was then clearly shown that these unventilated staircases vitiate the air of all the neighbouring rooms, but particularly of the attic chambers, and accordingly the disease was found to be particularly virulent and intractable in the upper rooms of all these viciously-constructed houses. The Board cannot but regret their want of power to apply any sufficient remedy to the evils complained of."—*Glasgow Gazette.*

THE GREAT MORAL WANT OF THE PEOPLE.—What is the quality in which the improvident masses are so deficient?—*Self-restraint*, the ability to sacrifice a small present gratification for a prospective great one. A labourer endowed with due self-restraint would never spend his Saturday night's wages at the public-house. Had he enough self-restraint, the artisan would not live up to his income during prosperous times, and leave the future unprovided for. More self-restraint would prevent imprudent marriages and the growth of a pauper population. And were there no drunkenness, no extravagance, no reckless multiplication, social miseries would be trivial. —*Social Statistics.*

MR. GRIMSDELL'S PREMISES in Spitalfields, where he carried on business as a builder, were unfortunately destroyed by fire on Sunday evening last. The premises included workshops of great extent, with a large stock of work partly finished, and in the yard there was much timber, which has all been destroyed. Mr. Grimsdell is so well and honourably known in the trade that all will be sorry if loss fall upon him personally.

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